PICK-UP

Davidson County DEEDQC
Recvd: 11/22/02 12:36 2pgs
Fees:12.00 Taxes:0.00
20021122-0145540

This Instrument Prepared By:

Jack E. Seaman, Attorney
The Tower, Suite 2704
611 Commerce Street
Nashville, Tennessee 37203
615/255-0033

QUITCLAIM DEED

Address of Correct Owner As Follows	Send Tax Bills To:	Map and Parcel Numbers
Frederick A Ernst 805 Xavier Court Antioch, TN 37013	Same	148-08-0 246.00

WHEREAS, Frederick A. Ernst and Karen Ernst are the owners of certain real property located in Davidson County, Tennessee, and conveyed to them as Husband and Wife by Deed dated April 24, 1996, and of record in Deed Book 10027, Page 276, Register's Office for Davidson County, Tennessee; and,

WHEREAS, pursuant to divorce proceedings in Case No. 00D-1966, Davidson County Circuit Court, upon a hearing May 2, 2001, Frederick A. Ernst and Karen Ernst were ordered divorced and the Court made certain division of property; and,

WHEREAS, Frederick A. Ernst was awarded this parcel or tract of land as his sole and separate property with the obligation to assume and hold Karen Ernst harmless from any indebtedness secured by this property;

THEREFORE, in consideration of the final judgment of divorce ordering division of property, Karen Ernst by these presents does sell, release and quitclaim her interest in the following property to Frederick A. Ernst:

> Land in Davidson County, being Lot No. 185 on the plan of Section Ten, Terragon Trails of record in Book 5190, page 173, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Subject to restrictions of record in Book 5341, page 979, any and all easements of record and all matters as shown on the plan of record.
>
> Being the same property conveyed to Frederick A. Ernst and wife, Karen Ernst by deed from Sandra Maynard or record in Book 10027, page 276, said Register's Office.

This is improved property known as 805 Xavier Court, Antioch, Tennessee 37013.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23 day of May, 2001.

Karen Ernst

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 23rd day of MAY, 2001, before me personally appeared Karen Ernst, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Mark M Pais
NOTARY PUBLIC

My Commission Expires 4.16.02.

